

## R.I.I.A. BOARD MEETING

June 17, 2019 7:00

All Saints Center, Raft Island

7:00 Introductions of those in attendance

Board Members Present: Hurley, West, Williams, Swenson, Phillips

Board Members Absent: Vandoren, Scea, Joyce, Crain, Hirko,

Members Present: Jeff Leas, #80

Request to Add Agenda Items - none

Member's Request to Address Board: none

Approval of minutes – no quorum

Treasurer's Report – no quorum

Manager's Reports for May and June –

- **Collections and Financials [May]**
- Notice Of Intent Letters were sent out for the following three lot owners on April 15th: Lot# 211 / Getty ; Lot# 213 / Getty ;& Lot# 224 / Chenevich
- Spoke to Lot# 100 / homeowner Brenneman will be paying all late fees and finance charges 4/29
- Schultz – 54 & 83 Raft Island Drive. ACH Automatic payments being made each month for \$660. Past due balance is down to \$ 6,650.73 on one account and \$ 5,991.20 on the other.
- Sprague – 73 Raft Island Drive Paid off account last fall after lawsuit was filed against them, but have made no payments since. Balance

is now \$1923.96 through April. Lien has been re-filed

### **Collections and Financials [June]**

- Lot 71 / Kim paid in full; 2019 Ballot was emailed 5/1
- Lot 211 & 213/ Getty paid in full through April; 2019 Ballots were emailed 5/1
- The Board approved to waive late fees & interest for lot 69 / Joyce totaling \$121.87 5/10
- Received Chapter 13 Notice of Dismissal for Lot 61 / Hewitt 5/21
- Schultz – 54 & 83 Raft Island Drive ACH Automatic payments being made each month for \$660. Past due balance is down to \$ 6,485.73 on one account and \$ 5,889.06 on the other
- Sprague – 73 Raft Island Drive Paid off account last fall after lawsuit was filed against them but have made no payments since. Balance is now \$2111.48 through May.

- **Administrative [May]**

Received Notice of Continuance of Trustee's Sale for Hewitt 4/19

- Compliance letter sent certified mail to Lot# 98 / Menager (duplex rental) 4/23; (property manager said property was mistakenly advertised as a duplex)
- Called Honey Bucket for delivery at South Beach week of May 1st
- Called Murray's Disposal for dumpster delivery at South Beach

- **Administrative [June]**

Emailed the Board insurance renewal for D&O coverage, waiting for approval to pay the premium

Received approval from the Board to renew D&O coverage

Called PSE [x3] regarding possible new piping installation on island;  
no such information was found

### **New Owners**

David & Katherine Walsh purchased 111 Raft Island Dr NW  
4/29/19 from Tayman

Kevin & Katharine Hurley purchased 14 Rhododendron Dr NW  
4/26/19 from O'Neill

### **Committee Reports**

1. Parks and Recreation –
  - New play structure – Hurley – handed out info on proposed new play structure - \$34,400.16 + site prep. Hurley has gotten an estimate for site prep: \$500. The rest of the site prep would be done by volunteers. Will need a permit because it's close to the shoreline. Hurley will speak to salesman about whether they'll do the permitting and when he can come to a meeting. Need a special meeting for Island vote.
  - South Beach dock repairs – since we're doing maintenance, don't need a permit.
2. Roads – Hurley has obtained quotes for road/hump painting. Brush cutter June 24<sup>th</sup>, road sweeper June 27<sup>th</sup>. Painting and striping – estimate \$7000. Not in the budget for this year. Can we wait til next year Since we don't have a quorum, can't vote on allocating more money. (Need to vote next meeting)
3. Emergency Preparedness – no report
4. Security – Hurley – non-residents coming on Island and using amenities. Problem with jumping from pier and bridge. How do we enforce it? And how do we know who the kids are who are jumping?
5. Communication/Newsletter – no report
6. Investment committee – no report
7. CC&R / Bylaw overhaul committee – no report

New Business –

- Approval of renewal of D&O policy
- Policy on road cutting – John Rosendahl is going to draft something.

Old Business –

- Air B&Bs- John Rosendahl sent out a copy of a court case which is pretty decisive regarding changes to restrictions regarding short term rentals. In his opinion, if someone sued RIIA, RIIA would lose.

ADJOURNED 8:20